WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Karen Johnson
Batch # 1427098
06/02/2026 10:09:52 AM
Fees: $13.00 Taxes: $2,016.50

Davidson County
DEEDWARR
2 pgs

20260602-0049365

File #26-JJ-3520-COMP

(SEAL)

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$545,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES: 11-8-27

THIS INSTRUMENT WAS PREPARED BY ~~AND RETURN~~ TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Wyatt Holmes and Alexandra Bradley (NAME)	**NEW OWNER** (NAME)	
3520 Whites Creek Pike (ADDRESS)	(ADDRESS)	**049 14 0D 002.00**
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEREMY E. NOEL, A SINGLE MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

WYATT HOLMES, AN UNMARRIED MAN, AND ALEXANDRA BRADLEY, AN UNMARRIED WOMAN

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 3520 of 3520 WHITES CREEK PIKE TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 3520 WHITES CREEK PIKE TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20220622-0070826, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a part of the same property conveyed to Kudzu Real Estate, Inc., a Tennessee corporation, by Warranty Deed from Rockwood Builders & Restoration, a California corporation, of record in Instrument No. 20211222-0169257, in the Register's Office of Davidson County, Tennessee, dated December 20, 2021, and recorded on December 22, 2021, Also see Scrivener's Affidavit of recorded in Instrument No. 20220519-0058339, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jeremy E. Noel, a single man, by Warranty Deed from Kudzu Real Estate, Inc., a Tennessee corporation, of record in Instrument No. 20240308-0016195, in the Register's Office of Davidson County, Tennessee, dated March 07, 2024, and recorded on March 08, 2024.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20220622-0070826.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20230323-0020987.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **3520 Whites Creek Pike, Nashville, TN 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the **1st** day of **June, 2026.**

Jeremy E. Noel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of June, 2026, before me personally appeared Jeremy E. Noel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028